

Harrington Park  
ZONING BOARD OF ADJUSTMENT  
**REGULAR MEETING MINUTES**  
Wednesday, June 27, 2018 @ 7:00PM

**Meeting called to order at 7:06 pm.**

**Open Public Meeting Act Announcement:** In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

**ROLL CALL**

<b>Roll Call</b>	<b>PRESENT</b>	<b>ABSENT</b>
Chairman Richard McLAUGHLIN	X	
Vice Chair Michael ROTH	X	
John POWERS	X	
Jin CHO		X
Steve LOTT	X	
Stephen MARTINEZ		X
Todd CANNAO		X
Robert BUDINICH (alternate a)		X
Gail ZACCARO (alternate b)	X	

Also present: John Schettino, Board Attorney  
Carolyn Lee, Land Use Secretary

**MINUTES FOR APPROVAL**

January 24, 2018 minutes. No discussion.

<b>Approval of the January 24, 2018 minutes</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH	X		X			
John POWERS					X	
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)						X
Gail ZACCARO (alternate b)		X	X			

**INVOICES FOR APPROVAL**

Approve signed invoice from May 2018.

\$150 invoice for John Schettino was signed in May 2018 and approved by the Board members today.

**HEARINGS**

**1) 47 Highland Avenue (Block 1013, Lot 2) – Addition, Joseph Pucciarelli**

Mr. Joseph Pucciarelli, 47 Highland Avenue, Harrington Park was sworn in. He was asked to state what he was asking for and why. Mr. Pucciarelli noted that the house was run down when he purchased it. He provided pictures of the house:

Exhibit A-1 – 2015 before renovation

Exhibit A-2 - after renovation

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He described the house after renovation as ascetically pleasing, something they could be proud of and special for the town. He would like to expand the house on the right side because there not enough space on the left side (north side of the property). There is 10ft on the left side. There is about 30ft on the right side.

Exhibit A-3

The applicant is proposing a one-car garage (18ft x 15ft 2.75in) and a small room (20ft 6in x 14ft 6 in). The room will be used as a bedroom or storage. The house is at an angle on the property. The frontage for the garage is 19ft 1.5in. Towards the back, it narrows to 11ft 5.5in.

Mr. Schettino asked where on the property does it not meet the 15ft setback. Mr. Pucciarelli was not sure. The driveway would be along the property line. The dwelling requires a 15ft set back and the driveway set back is 5ft. The proposed dwelling set back is 11ft 5.5in and proposed driveway set back is 0ft. The neighbor's house is approximately 15ft from the property line. The neighbor was not present at the meeting. Ms. Lee noted that she had the affidavits from the neighboring properties owners and certified mailings to the utilities.

Mr. Schettino said that the variance is required because the angle of the house prevents him from building a side of the addition. Another variance is for the driveway.

Mr. Lott asked if he considered putting the garage next to the old driveway. Mr. Pucciarelli had considered this option with the architect, but the best option would be the proposed design.

Mr. Powers asked why the does the driveway go past the garage. There would be one less variance if the garage stops at the driveway. Mr. Pucciarelli said that the side entrance garage is ascetically better. The original garage is 10ft 6in wide, which is narrow.

Mr. Lott asked if there were other houses with two driveways. Mr. Pucciarelli said there is a circular driveway on his street; at the corner there is a driveway that fits 11 cars; there are big driveways on the block.

Mr. Roth asked if he considered making it a 2-car garage that would make it 6ft on the side and making the existing garage a room? Mr. Pucciarelli said that it is not a good space for a room, because there is an issue with the boiler and air, there are bugs issues and the garage is on a slab. There is a crawl space under the living and dining room. Underneath the front of the house, it is 53in to the floor joists.

Mr. Roth asked for a rendering of what it would look like. Mr. Pucciarelli said that it is a huge cost for the current drawings and would provide a rendering if approved. The façade would be brick or vinyl and would look similar to what is there presently. The height would match. It would follow the footprint of the house.

Mr. Roth asked if there would be windows for the room. Mr. Pucciarelli said there would be windows towards the back.

Mr. Lott asked if there would be a bathroom added and if there was any bathroom at that level? Mr. Pucciarelli said there may by a toilet, but not sure at this time.

Mr. Roth asked about the patio. Mr. Pucciarelli said that the neighbor has plants there.

Mr. Roth noted that the windows along the side would be facing the neighbor. Mr. Pucciarelli said that the neighbor has windows facing his property as well. More windows would be facing the back.

There are currently 3 bedrooms in the house.

Mr. Lott asked about the previous addition the house. Mr. Pucciarelli said that the previous owners added a room (approx. 18ft x 25ft) for a kitchen and family room for a view of the back yard. The original kitchen is now a hallway.

Mr. McLaughlin asked if there were any additional questions from the board.

He opened the questions to the public. There were no questions from the public.

The meeting was closed for questions from the public.

The Board of Adjustment will continue the meeting until July 25, 2018. Between now and July 25, 2018, the board will look at the property individually. The board members will ring the bell to let him know they are on the property. Mr. McLaughlin asked if he could mark the edges or flag the proposed area including the driveway, patio and addition. There is no need to flag the walkway.

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Mr. Roth noted that there was a lot of asphalt close to the neighbor. Mr. Pucciarelli noted that the architect is also a building inspector. They are good at making buildings look astute and believe the change will be positive.

The board thanked Mr. Pucciarelli. Mr. Pucciarelli thanked the board for their time.

**2) 99 Kline Street (Block 708, Lot 9) – Addition, Melissa and Irfan Buddha**

Mr. McLaughlin swore in Melissa Buddha, 99 Kline Street, Harrington Park, NJ.

The applicant is asking for 1<sup>st</sup> floor, 1 story addition for a kitchen. The kitchen is small and cannot open the dishwasher and cabinet at the same time. She has lived there for 10 years. She provided a video of the current kitchen on her phone and tablet. The existing kitchen is approximately 8ft (shown on the plans) and proposes a 15ft x 18ft kitchen. Bathroom and kitchen addition won't upset existing window.

Mr. McLaughlin asked if she was squaring the existing house. Ms. Buddha said yes. The existing side yard set back is non-conforming.

Mr. Roth asked how far away is the house from the neighbor? The neighbor's fence is on the applicant's property. There are shrubs (rhododendron and holly) between the houses. There is a distance of about 20ft between houses.

There would be 2 variances. One variance for set back and another variance for lot coverage.

Mr. McLaughlin said that the application will be amended tonight and no new notice is required. He noted that there were no disinterested members of the public at the meeting. The meeting was closed to the public.

Mr. McLaughlin requested the applicant mark area of the property where addition will be. The board members will separately look at the property between now and the July 25, 2018 meeting.

There were no questions.

**MEETING OPEN TO THE PUBLIC**

No questions from the public. No public at the meeting.

**MEETING CLOSED TO THE PUBLIC**

**STORMWATER TRAINING**

Ms. Zaccaro, Mr. Lott and Mr. Laughlin have completed the stormwater training.

**ADJOURN**

Motion: Ms. Zaccaro      Second: Mr. Lott

All in favor said "Aye". None opposed.

Meeting adjourned at 7:55pm.

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT  
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**Wednesday, July 25, 2018 at 7pm**